



**COUNTY OF LOS ANGELES
DEPARTMENT OF AUDITOR-CONTROLLER**

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 525
LOS ANGELES, CALIFORNIA 90012-2706
PHONE: (213) 974-8301 FAX: (213) 626-5427

WENDY L. WATANABE
ACTING AUDITOR-CONTROLLER

ASST. AUDITOR-CONTROLLERS

ROBERT A. DAVIS
JOHN NAIMO
MARIA M. OMS

January 20, 2009

TO: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

FROM: Wendy L. Watanabe 
Acting Auditor-Controller

SUBJECT: **GROUP HOME PROGRAM MONITORING REPORT – PIONEER BOYS
RANCH - CROSS STREET, FOURL ROAD AND OAK CROSSING
ROAD GROUP HOMES**

We have completed a review of Cross Street, Fourl Road and Oak Crossing Road Group Homes (Group Home or Agency) operated by Pioneer Boys Ranch. Each Group Home contracts with the Department of Children and Family Services (DCFS) and the Probation Department (Probation).

Cross Street, Fourl Road and Oak Crossing Road Group Homes are each six-bed facilities, which provide care for boys ages 12-17 years who exhibit behavioral, social and emotional difficulties. At the time of the monitoring visit, Cross Street Group Home was providing services for two DCFS children and one Probation child. Fourl Road Group Home was providing services for four DCFS children and one Probation child. Oak Crossing Road Group Home was providing services for three DCFS children and one Probation child.

Cross Street, Fourl Road, and Oak Crossing Road Group Homes are located in the Fifth District.

Scope of Review

The purpose of the review is to determine whether the Agency is providing the services as outlined in their Program Statement. In addition, the review covers basic child safety

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and licensing issues and includes an evaluation of the Agency's Program Statement, internal policies and procedures, child case records, a facility inspection and interviews with children placed in the Group Home at the time of the review. Interviews with children are designed to obtain their perspectives on the program services provided by the Agency and to ensure adherence to the Foster Youth Bill of Rights.

Summary of Findings

Generally, the Agency is providing the services as outlined in their Program Statement. However, the Agency needs to address several deficient areas. For example, the exterior and interior of all three Group Homes are not well maintained and they need to landscape and remove debris from the back yards, make numerous repairs, clean and replace items throughout the homes, and encourage and assist children in creating and maintaining photo albums/life books. In addition, Cross Street Group Home needs to provide children with the minimum weekly allowance.

Attached is a detailed report of the review.

Review of Report

We discussed our report with the Agency's management. In response to the recommendations made in the report, the Agency's management completed a corrective action plan (attached) which we approved. We thank the management and staff for their cooperation during our review.

If you have any questions, please contact me or have your staff contact Don Chadwick at (213) 253-0301.

WLW:MMO:DC:AA:CC:gfw

Attachments

c: William T Fujioka, Chief Executive Officer
Patricia S. Ploehn, Director, DCFS
Ted Myers, Chief Deputy Director, DCFS
Susan Kerr, Senior Deputy Director, DCFS
Robert B. Taylor, Chief Probation Officer
Dr. Palma Flamino, Board President, Pioneer Boys Ranch
Greg Iungerman, Executive Director, Pioneer Boys Ranch
Public Information Office
Audit Committee

**Pioneer Boys Ranch
Cross Street Group Home
Newhall, California, 91321
License Number: 191202257
Rate Classification Level: 11**

I. Facility and Environment

Method of assessment – Observation

Comments:

Cross Street Group Home is located in a residential community. The exterior of the Group Home is not well maintained. There is peeling paint and a crack in the exterior wall and the back yard is not landscaped and contains debris.

The interior of the Group Home is not well maintained. In the living room, the carpet and ceiling are dirty, an outlet cover is missing and there is insufficient lighting. The dining room chairs, recreation room floor and sofa are damaged. The walls in the dining room, living room, bathroom and recreation room are also damaged. In the bathroom, the walls, floor and tub are dirty and the shower light is broken.

Generally, children's bedrooms are adequately maintained. The rooms have age-appropriate personalized decorations and there is adequate storage space. Window coverings and window screens are in good repair. The mattresses are comfortable, and the beds all have a full complement of linens. Children's sleeping arrangements are appropriate. However, in bedroom one, there is writing on the door frame and the closet door is missing. In bedroom two, the entry door is missing and the floor is dirty. In bedrooms one and two, the light switch covers are missing. In bedrooms two and three, the outlet covers are missing. In addition, the dressers in all three bedrooms are damaged.

The Group Home maintains age-appropriate and accessible recreational equipment. However, the weight bench is damaged. There are board games, a TV and a DVD player. Books and resource materials, including a computer with a variety of programs, are also available.

The Group Home maintains a sufficient supply of perishable and non perishable foods.

Recommendations

1. Pioneer Boys Ranch management:

- a. Repair the exterior of the Group Home.**
- b. Remove the debris from the back yard.**

- c. Provide appropriate landscape in the back yard.
- d. Clean the living room carpet and ceiling.
- e. Replace the outlet covers in the living room and in bedrooms two and three.
- f. Provide sufficient lighting in the living room.
- g. Replace the dining room chairs, recreation room sofa and bedroom dressers.
- h. Repair the walls in the dining room, living room, and bathroom and repair the floor and wall in the recreation room.
- i. Clean the bathroom walls, floor and tub.
- j. Repair the bathroom shower light.
- k. Remove the writing from the door frame in bedroom one.
- l. Clean the floor in bedroom two.
- m. Replace the closet door in bedroom one and the entry door to bedroom two.
- n. Replace the light switch covers in bedrooms one and two.
- o. Repair or replace the weight bench.

II. Program Services

Method of assessment – Review of relevant documents and interviews

Sample size: Two

Comments:

Children meet the Group Home's population criteria as outlined in their Program Statement. Children are assessed for needed services within thirty days of placement.

The treatment team develops and implements the Needs and Services Plans (NSPs) with input from the child. The NSPs are current, comprehensive and include short and long term goals.

Case files reflect adequate documentation to show that children are receiving treatment services.

Recommendation

There are no recommendations for this section.

III. Educational and Emancipation Services

Method of assessment – Review of relevant documents and interviews

Sample size: Two

Comments:

Children are attending school. Children are provided with educational support and resources to meet their educational needs and are progressing satisfactorily in school. The Group Home's program includes the development of children's daily living, self-help and survival skills.

Children are provided with opportunities to participate in emancipation and vocational programs as appropriate.

Recommendation

There are no recommendations for this section.

IV. Recreation and Activities

Method of assessment – Review of relevant documents and interviews

Sample size: Two

Comments:

The Group Home provides children with sufficient recreational activities and leisure time. Children are provided with opportunities to participate in planning activities. Children also participate in extra-curricular, enrichment and social activities in which they have an interest.

The Group Home provides transportation to and from the activities.

Recommendation

There are no recommendations for this section.

V. Psychotropic Medication

Method of assessment – Review of relevant documents

Comments:

Children have current court authorizations for psychotropic medication. Documentation confirms that children are routinely seen by the prescribing psychiatrist.

Children are informed about their psychotropic medications and are aware of their right to refuse medication. Medication distribution logs are properly maintained.

Recommendation

There are no recommendations for this section.

VI. Personal Rights

Method of assessment – Interviews with children

Sample size: Two

Comments:

Children are informed about the Group Home's policies and procedures. Children report that they feel safe in the Group Home and are provided with appropriate staff supervision. Children express satisfaction with the quality of their interactions with staff and report that the staff treats them with respect and dignity.

Children report that they are assigned chores that are reasonable and not too demanding. Children are allowed to make and receive personal telephone calls, send and receive unopened mail and have private visitors. Children attend religious services of their choice.

Children report that the discipline policies are consistently enforced and that there are fair and appropriate consequences for inappropriate behavior.

Children report satisfaction with meals and snacks. Children also receive voluntary medical, dental and psychiatric care.

Recommendation

There are no recommendations for this section.

VII. Clothing and Allowance

Method of assessment – Review of relevant documents and interviews

Sample size: Two

Comments:

The Group Home provides appropriate clothing, items of necessity and the required \$50 monthly clothing allowance to children. Children are provided with opportunities to select their own clothes. Clothing provided to children is of good quality and of sufficient quantity.

Children spend their allowances as they choose. However, the Group Home does not provide children with the required minimum weekly allowance.

The Group Home provides children with adequate personal care items. However, children are not encouraged or assisted in creating or maintaining photo albums/life books.

Recommendations

2. Pioneer Boys Ranch management:

- a. Provide children with the required minimum weekly allowance.**
- b. Encourage and assist children in creating and maintaining photo albums/life books.**

**Pioneer Boys Ranch
Fourl Road Group Home
Newhall, California, 91321
License Number: 19120019
Rate Classification Level: 11**

I. Facility and Environment

Method of assessment – Observation

Comments:

Fourl Road Group Home is located in a residential community. The exterior of the Group Home is not well maintained. The exterior paint is peeling and the back yard is not landscaped and contains debris.

The interior of the Group Home is not well maintained. In the den, there is insufficient lighting, the windows do not have coverings and the sofa and chairs are damaged. In the living room, the air vent cover is missing. In the kitchen, the ceiling and cabinets are dirty, the light fixture is missing and the wall paper is damaged. In the bathroom, the ceiling paint is peeling, the sink has rust stains, the faucet is leaking and there is a hole in the bathroom door. In the hallways, the walls are dirty.

Generally, children's bedrooms are adequately maintained. The rooms have age-appropriate personalized decorations and there is adequate storage space. Window coverings and window screens are in good repair and children's sleeping arrangements are appropriate. However, in bedroom one, the curtain rods are broken, and the beds do not have bed pillows or are missing pillow cases. In bedroom two, the door, the dressers, a mattress and the wood paneling are damaged. In bedroom three, a wall is damaged and there is trash on the floor. In bedrooms one and two, the light fixture covers are missing. In bedrooms one and three, there is insufficient lighting.

The Group Home maintains age-appropriate and accessible recreational equipment. However, the weight benches are damaged. There are board games, a TV and a DVD player. Books and resource materials, including a computer with a variety of programs, are also available.

The Group Home maintains a sufficient supply of perishable and non perishable foods.

Recommendations

1. Pioneer Boys Ranch management:

a. Repair the exterior of the Group Home.

- b. Remove the debris from the back yard.**
- c. Provide appropriate landscape in the back yard.**
- d. Provide sufficient lighting throughout the Group Home.**
- e. Replace the window coverings in the den.**
- f. Replace the furniture in the den.**
- g. Replace the air vent cover in the living room.**
- h. Clean the kitchen ceiling and cabinets.**
- i. Replace the light fixture covers throughout the home as needed.**
- j. Repair or replace the kitchen wall paper.**
- k. Repair the bathroom ceiling, leaky faucet and door.**
- l. Clean or replace the bathroom sink.**
- m. Clean the hallway walls throughout the home as needed.**
- n. Repair or replace the curtain rods in bedroom one.**
- o. Provide all children with bed pillows and appropriate bed linen.**
- p. Replace the door, the dressers and the mattress in bedroom two.**
- q. Repair the wood paneling in bedroom two and the wall in bedroom three.**
- r. Clean the floor in bedroom three.**
- s. Repair or replace the broken weight benches.**

II. Program Services

Method of assessment – Review of relevant documents and interviews

Sample size: Two

Comments:

Children meet the Group Home's population criteria as outlined in their Program Statement. Children are assessed for needed services within thirty days of placement. The treatment team develops and implements the Needs and Services Plans (NSPs) with input from the child. The NSPs are current, comprehensive and include short and long term goals.

Case files reflect adequate documentation to show that children are receiving treatment services.

Recommendation

There are no recommendations for this section.

III. Educational and Emancipation Services

Method of assessment – Review of relevant documents and interviews

Sample size: Two

Comments:

Children are attending school. Children are provided with educational support and resources to meet their educational needs and are progressing satisfactorily in school. The Group Home's program includes the development of children's daily living, self-help and survival skills.

Children are provided with opportunities to participate in emancipation and vocational programs as appropriate.

Recommendation

There are no recommendations for this section.

IV. Recreation and Activities

Method of assessment – Review of relevant documents and interviews

Sample size: Two

Comments:

The Group Home provides children with sufficient recreational activities and leisure time. Children are provided with opportunities to participate in planning activities.

Children also participate in extra-curricular, enrichment and social activities in which they have an interest.

The Group Home provides transportation to and from the activities.

Recommendation

There are no recommendations for this section.

V. Psychotropic Medication

Method of assessment – Review of relevant documents

Comments:

Children have current court authorizations for psychotropic medication. Documentation confirms that children are routinely seen by the prescribing psychiatrist.

Children are informed about their psychotropic medications and are aware of their right to refuse medication. Medication distribution logs are properly maintained.

Recommendation

There are no recommendations for this section.

VI. Personal Rights

Method of assessment – Interviews with children

Sample size: Two

Comments:

Children are informed about the Group Home's policies and procedures. Children report that they feel safe in the Group Home and are provided with appropriate staff supervision. Children express satisfaction with the quality of their interactions with staff and report that the staff treats them with respect and dignity.

Children report that they are assigned chores that are reasonable and not too demanding. Children are allowed to make and receive personal telephone calls, send and receive unopened mail and have private visitors. Children attend religious services of their choice.

Children report that the discipline policies are consistently enforced and that there are fair and appropriate consequences for inappropriate behavior.

Children report satisfaction with meals and snacks. Children also receive voluntary medical, dental and psychiatric care.

Recommendation

There are no recommendations for this section.

VII. Clothing and Allowance

Method of assessment – Review of relevant documents and interviews

Sample size: Two

Comments:

The Group Home provides appropriate clothing, items of necessity and the required \$50 monthly clothing allowance to children. Children are provided with opportunities to select their own clothes. Clothing provided to children is of good quality and of sufficient quantity.

The Group Home provides children with the required minimum weekly allowance. Children spend their allowances as they choose.

The Group Home provides children with adequate personal care items. However, children are not encouraged or assisted in creating or maintaining photo albums/life books.

Recommendation

- 2. Pioneer Boys Ranch management encourage and assist children in creating and maintaining photo albums/life books.**

**Pioneer Boys Ranch
Oak Crossing Road Group Home
Newhall, California, 91321
License Number: 197604256
Rate Classification Level: 11**

I. Facility and Environment

Method of assessment – Observation

Comments:

Oak Crossing Road Group Home is located in a residential community. The exterior of the Group Home is not well maintained. There is writing on the exterior of the home and a shutter is missing. In addition, the front and the back yards are not landscaped and there is debris in the back yard.

The interior of the Group Home is not well maintained. In the kitchen, the oven and broiler are dirty and the ceiling is damaged. In the living room, the carpet, walls, sofa and chairs are dirty. The recreation room sofa is dirty and damaged and the bathroom door and window are damaged.

Generally, children's bedrooms are adequately maintained. The rooms have age-appropriate personalized decorations and there is adequate storage space. Window coverings and window screens are in good repair. The mattresses are comfortable, and the beds all have a full complement of linens. Children's sleeping arrangements are appropriate. However, in bedroom one, the light fixture cover is missing and the door is damaged. In bedroom two, the walls are dirty and a dresser and one of the walls are damaged. In bedroom three, there is writing in the closet. In bedrooms one and two, the carpet is dirty. In bedrooms one and three, there is writing on the bookcases.

The Group Home maintains age-appropriate and accessible recreational equipment. There are board games, a TV and a DVD player. Books and resource materials, including a computer with a variety of programs, are also available.

The Group Home maintains a sufficient supply of perishable and non perishable foods.

Recommendations

1. Pioneer Boys Ranch management:

- a. Remove the writing from the Group Home exterior.**
- b. Replace the shutter.**
- c. Remove the debris from the back yard.**

- d. Provide appropriate landscape in the front and back yards.
- e. Clean the kitchen oven and broiler.
- f. Repair the kitchen ceiling.
- g. Clean the living room carpet, walls, sofa and chairs.
- h. Replace the recreation room sofa.
- i. Repair or replace the bathroom door.
- j. Replace the broken bathroom window.
- k. Replace the light fixture cover in bedroom one.
- l. Clean the walls in bedroom two.
- m. Repair the wall in bedroom two.
- n. Replace the door in bedroom one and the dresser in bedroom two.
- o. Clean the carpet in bedrooms one and two.
- p. Remove the writing from the surfaces in bedrooms one and three.

II. Program Services

Method of assessment – Review of relevant documents and interviews

Sample size: Two

Comments:

Children meet the Group Home's population criteria as outlined in their Program Statement. Children are assessed for needed services within thirty days of placement.

The treatment team develops and implements the Needs and Services Plans (NSPs) with input from the child. The NSPs are current, comprehensive and include short and long term goals.

Case files reflect adequate documentation to show that children are receiving treatment services.

Recommendation

There are no recommendations for this section.

III. Educational and Emancipation Services

Method of assessment – Review of relevant documents and interviews

Sample size: Two

Comments:

Children are attending school. Children are provided with educational support and resources to meet their educational needs and are progressing satisfactorily in school. The Group Home's program includes the development of children's daily living, self-help, and survival skills.

Children are provided with opportunities to participate in emancipation and vocational programs as appropriate.

Recommendation

There are no recommendations for this section.

IV. Recreation and Activities

Method of assessment – Review of relevant documents and interviews

Sample size: Two

Comments:

The Group Home provides children with sufficient recreational activities and leisure time. Children are provided with opportunities to participate in planning activities. Children also participate in extra-curricular, enrichment and social activities in which they have an interest.

The Group Home provides transportation to and from the activities.

Recommendation

There are no recommendations for this section.

V. Psychotropic Medication

Method of assessment – Review of relevant documents

Comments:

Children have current court authorizations for psychotropic medication. Documentation confirms that children are routinely seen by the prescribing psychiatrist.

Children are informed about their psychotropic medications and are aware of their right to refuse medication. Medication distribution logs are properly maintained.

Recommendation

There are no recommendations for this section.

VI. Personal Rights

Method of assessment – Interviews with children

Sample size: Two

Comments:

Children are informed about the Group Home's policies and procedures. Children report that they feel safe in the Group Home and are provided with appropriate staff supervision. Children express satisfaction with the quality of their interactions with staff and report that the staff treats them with respect and dignity.

Children report that they are assigned chores that are reasonable and not too demanding. Children are allowed to make and receive personal telephone calls, send and receive unopened mail and have private visitors. Children attend religious services of their choice.

Children report that the discipline policies are consistently enforced and that there are fair and appropriate consequences for inappropriate behavior.

Children report satisfaction with meals and snacks. Children also receive voluntary medical, dental and psychiatric care.

Recommendation

There are no recommendations for this section.

VII. Clothing and Allowance

Method of assessment – Review of relevant documents and interviews

Sample size: Two

Comments:

The Group Home provides appropriate clothing, items of necessity and the required \$50 monthly clothing allowance to children. Children are provided with opportunities to select their own clothes. Clothing provided to children is of good quality and of sufficient quantity.

The Group Home provides children with the required minimum weekly allowance. Children spend their allowances as they choose.

The Group Home provides children with adequate personal care items. However, children are not encouraged or assisted in creating or maintaining photo albums/life books.

Recommendation

- 2. Pioneer Boys Ranch management encourage and assist children in creating and maintaining photo albums/life books.**

Pioneer Boys Ranch
23542 Lyons Ave., #208, Newhall CA 91321
(661) 259-6465 Fax: (661) 259-2677

Pioneer Boys Ranch
Cross Street Group Home
Newhall, CA, 91321
License Number: 191202257
Rate Classification Level: 11

I. Facility and Environment

Recommendations

- a. Repair the exterior of the Group Home.
 - The crack in the exterior of the house was repaired and the house was completely repainted on March 2, 2008.
- b. Remove the debris from the backyard.
 - The debris was removed from the backyard and the Child Care Supervisor assesses the debris removal weekly.
- c. Provide appropriate landscape in the back yard.
 - We will attempt to plant grass by May 30, 2008, and continue to maintain the landscape weekly as supervised by the Child Care Supervisor.
- d. Clean the living room carpet and ceiling.
 - The carpet was replaced with laminate flooring and the ceiling was painted on March 14, 2008.
- e. Replace the outlet covers in the living room and in bedrooms two and three.
 - All outlet covers were replaced on January 15, 2008. The Child Care Supervisor assesses condition weekly.
- f. Provide sufficient lighting in the living room.
 - Eight canned lights were installed in the living room ceiling on February 22, 2008.
- g. Replace the dining room chairs, recreation room sofa and bedroom dressers.
 - All dining room chairs and the recreation room sofa will be replaced by April 5, 2008. All bedroom dressers were repaired and refinished on February 22, 2008.
- h. Repair the dining room wall, the living room wall, the recreation room floor and wall.
 - The dining room wall, living room wall and recreation room wall were all repaired on January 15, 2008. The recreation room floor will be carpeted by April 5, 2008. This will be organized and monitored by the Executive Director.
- i. Clean the bathroom walls, floor and tub.
 - The bathroom walls, floor and tub will be cleaned by March 25, 2008. The Facility Manager will monitor conditions daily.
- j. Repair the bathroom shower light.
 - The bathroom shower light will be repaired by March 16, 2008. The Facility Manager will monitor conditions daily.
- k. Remove the writing from the door frame in bedroom one.
 - The door frame in bedroom one was painted on March 2, 2008. The Facility Manager will monitor conditions daily.
- l. Clean the floor in bedroom two.
 - The floor in bedroom two will be cleaned by March 25, 2008. The Facility Manager will monitor conditions daily.

- m. Replace the closet door in bedroom one and the entry door to bedroom two.
 - The closet door in bedroom one will be replaced by April 5, 2008. The entry door in bedroom two was replaced on January 15, 2008.
- n. Replace the light switch covers in bedrooms one and two.
 - All light switch covers were replaced on January 15, 2008. The Child Care Supervisor will monitor conditions weekly.
- o. Repair or replace the weight bench.
 - The weight bench will be replaced by April 30, 2008. This will be organized and monitored by the Executive Director.

VII. Clothing and Allowance:

Recommendations

- a. Provide children with the required minimum weekly allowance.
 - Residents will receive the required minimum weekly allowance which will be evidenced by the residents signing in the facility log book each week. The Child Care Supervisor will confirm log entries weekly.
- b. Encourage and assist children in creating and maintaining photo albums/life books
 - Each resident will receive a photo album by March 30, 2008. Residents will have a scheduled hour once a week to work on their album which will be facilitated and monitored by the Facility Manager.

**Pioneer Boys Ranch
Fourl Road Group Home
Newhall, CA, 91321
License Number: 19120019
Rate Classification Level: 11**

I. Facility and Environment

Recommendations

- a. Repair the exterior of the Group Home.
 - The exterior is scheduled to be repaired and repainted by April 1, 2009. This will be organized and monitored by the Executive Director.
- b. Remove debris from the backyard.
 - The debris was removed from the backyard and the Child Care Supervisor will monitor the debris removal weekly.
- c. Provide appropriate landscape in the backyard.
 - We will attempt to plant grass by July 30, 2008, and continue to maintain the landscape weekly as supervised by the Child Care Supervisor.
- d. Provide sufficient lighting throughout the Group Home.
 - Additional lamps were purchased on February 1, 2008, and installed to provide sufficient lighting throughout the Group Home. The Child Care Supervisor will monitor conditions weekly.
- e. Replace the window coverings in the living room.
 - New window coverings for the living room have been purchased and will be installed by March 31, 2008. This will be organized and monitored by the Executive Director.
- f. Replace the furniture in the living room.
 - New furniture for the living room has been purchased and will be delivered to the home by March 31, 2008. This will be organized and monitored by the Executive Director.
- g. Replace the vent cover in the den.
 - A new vent cover for the Den has been purchased and will be installed by March 31, 2008. This will be organized and monitored by the Executive Director.
- h. Clean the kitchen ceiling and cabinets.
 - The kitchen ceiling painted and the cabinets refinished by May 15, 2008. This will be organized and monitored by the Executive Director.
- i. Replace the light fixture covers throughout the home as needed.
 - New light fixture covers were purchased will be replaced by March 31, 2008. This will be organized and monitored by the Executive Director.
- j. Repair or replace the kitchen wall paper.
 - The kitchen wallpaper will be removed; the walls will be textured and painted by May 15, 2008. This will be organized and monitored by the Executive Director.
- k. Repair the bathroom ceiling, leaky faucet and door.
 - The bathroom door was replaced and the ceiling was repaired on January 5, 2008. The leaky faucet will be repaired by May 15, 2008. This will be organized and monitored by the Executive Director.
- l. Clean or replace the bathroom sink.
 - The bathroom sink was cleaned on January 5, 2008. This will be monitored daily by the Facility Manager.
- m. Clean the hallway walls throughout the home as needed.
 - The hallway walls and hallway ceiling will be repainted by May 15, 2008. This will be organized and monitored by the Executive Director.

- n. Repair or replace the curtain rods in bedroom one.
 - New curtain rods were purchased for Bedroom #1 and will be installed no later than March 31, 2008. This will be organized and monitored by the Executive Director.
- o. Provide all children with bed pillows and appropriate bed linen.
 - All residents were provided with bed pillows and appropriate bed linens on January 5, 2008. The Child Care Supervisor will monitor conditions weekly.
- p. Replace or repair the door the dressers and the mattress in bedroom two.
 - The door and the mattress in Bedroom #2 will be replaced by March 31, 2008. The dresser will be discarded and shelves and drawers will be built into the walk-in closet by April 30, 2008. This will be organized and monitored by the Executive Director.
- q. Repair the wood paneling in bedroom two and the wall in bedroom three.
 - The wood paneling in Bedroom #2 was repaired on January 5, 2008. The Child Care Supervisor will monitor conditions weekly.
- r. Clean the floor in bedroom three.
 - The floor in bedroom three was cleaned on January 5, 2008. The Child Care Supervisor will monitor conditions weekly.
- s. Repair or replace the broken weight benches.
 - One weight bench was discarded, and the other one was repaired on February 12, 2008. The Child Care Supervisor will monitor conditions weekly.

VII. Clothing and Allowance:

Recommendations:

1. Encourage and assist children in creating and maintaining photo albums/life books.
 - Each resident will receive a photo album by March 30, 2008. Residents will have a schedule hour once a week to work on their album which will be facilitated and monitored by the Facility Manager.

**Pioneer Boys Ranch
Oak Crossing Rd. Group Home
Newhall, CA, 91321
License Number: 197604255
Rate Classification Level: 11**

I. Facility and Environment

Recommendations

- a. Remove the writing from the exterior.
 - The writing was removed as of March 12, 2008. The Child Care Supervisor will monitor conditions weekly.
- b. Repair or replace the shutter.
 - The shutter was as of Feb 13, 2008. The Child Care Supervisor will monitor conditions weekly.
- c. Remove debris from the back yard.
 - The debris was removed from the backyard and the Child Care Supervisor will monitor the debris removal weekly.
- d. Provide appropriate landscape in the front and back yards.
 - We will attempt to plant grass by Sept 30, 2008, and continue to maintain the landscape weekly as supervised by the Child Care Supervisor.
- e. Clean the kitchen oven and broiler.
 - The kitchen oven and broiler was cleaned as of 12/27/07. The Child Care Supervisor will monitor conditions weekly.
- f. Repair kitchen ceiling.
 - The kitchen ceiling was repaired and painted as of 12/27/07.
- g. Clean living room carpet, walls, sofa, and chairs.
 - New living room furniture to include a sofa and love seat has been purchased and will be delivered by April 15, 2008. The walls and carpet will be cleaned by April 15, 2008. This will be organized and monitored by the Executive Director.
- h. Replace recreational room sofa.
 - Two recreational room sofas will be discarded. One sofa is in excellent condition and will be steam cleaned to improve its appearance by June 1, 2008. This will be organized and monitored by the Executive Director.
- i. Repair or replace the bathroom door.
 - The bathroom door was replaced as of 1/5/08. The Child Care Supervisor will monitor conditions weekly.
- j. Replace broken bathroom window.
 - The broken bathroom window was replaced as of 12/28/07. The Child Care Supervisor will monitor conditions weekly.
- k. Replace light fixture cover in Bedroom #1.
 - The light fixture cover in Bedroom #1 was replaced as of 12/27/07. The Child Care Supervisor will monitor conditions weekly.
- l. Clean walls in Bedroom #2.
 - Bedroom #2 walls were cleaned as of 1/5/08. However, touch up paint is required in all three bedrooms and will be completed by April 25, 2008. This will be organized and monitored by the Executive Director.

- m. Repair wall in Bedroom #2.
 - The wall in Bedroom #2 was repaired as of 1/5/08. The Child Care Supervisor will monitor conditions weekly.
- n. Repair or replace the door in Bedroom #1 and dresser in bedroom #2.
 - The door in Bedroom #1 and the dresser in bedroom #2 were repaired as of 1/5/08. The Child Care Supervisor will monitor conditions weekly.
- o. Clean carpet in Bedroom #1 and #2.
 - The carpet in both bedrooms will be cleaned by April 25, 2008. This will be organized and monitored by the Executive Director.
- p. Remove writing from surfaces in Bedroom #1 and #2.
 - All writing on the surfaces in both bedrooms was removed as of March 14, 2008. The Child Care Supervisor will monitor conditions weekly.

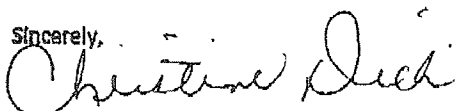
VII. Clothing and Allowance:

Recommendations

1. Encourage and assist children in creating and maintaining photo albums/life books.
 - Each resident will receive a photo album by March 30, 2008. Residents will have a schedule hour once a week to work on their album which will be facilitated and monitored by the Facility Manager.

Christine Dick, MSW, Executive Director of Pioneer Boys Ranch will continue to meet with staff on a weekly basis for safety training as well as facility maintenance and condition reports. Christine Dick, will also oversee all renovations, changes and improvements as stated above to ensure they are accomplished efficiently as well as completed by their estimated target dates. The Child Care Supervisor, Melvina White, will visit the homes at random 5 days weekly to ensure that all homes are in good condition and maintained well. Each Facility Manager will be monitoring and ultimately responsible for the cleanliness of the facilities on a daily basis. We hope the above corrections meet with your approval. Should you have any concerns or questions, please feel free to contact me at any time.

Sincerely,



Christine Dick, MSW
Administrator

